



TITLE REPORT

DATE: January 7, 2010

APN: 4108-029-(009 & 010)

JOB TITLE: 8324 Alverstone Avenue, Los Angeles CA 90045

Title to the Land hereinafter described is vested as follows:

Vestee: Ayman Samaan and Cindy W. Tadros, husband and wife as joint tenants

Grant deed: Recorded April 23, 2009 as instrument No. 09-593481 Official Records.

Grantors: Brian Neil Bonfiglio and Melissa Bonfiglio, husband and wife as joint tenants

Return Address: 1555 Hilltop Drive, Azusa CA 91702

DTT: \$687.50

Assessed value: \$ 627,300.00 2010

Land: \$ 499,800.00

Imp: \$ 127,500.00

Tax Parcel: 4108-029-009

Assessed value: \$ 10,200.00 2010

Land: \$ 10,200.00

Imp: None

Tax Parcel: 4108-029-010

Subject to:

1. General and Special County and City taxes for fiscal year 2009-2010

1st Installment: not examined

2nd Installment: not examined

2. Bonds and Assessments: not examined

3. Covenants, conditions and restrictions (but omitting any covenant or restrictions, if any, based upon on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the document

Recorded: In Book 19324 Page 158 of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or Deed of Trust made in good faith and for value.

4. Covenants, conditions and restrictions (but omitting any covenant or restrictions, if any, based upon on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the document

Recorded: December 26, 1941 as instrument No. 973 in Book 19004
Page 244 of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or Deed of Trust made in good faith and for value.

5. An easement affecting the portion of said land and for the purposes stated herein and incidental purposes (No representation is made as to the present ownership of said easement)

For: Poles

Recorded: In Book 20924 Page 392 of Official Records

Affects: A portion of said land more particularly described therein

6. An easement affecting the portion of said land and for the purposes stated herein and incidental purposes (No representation is made as to the present ownership of said easement)

For: Pole lines and conduits

Recorded: In Book 21886 Page 171 of Official Records

Affects: A portion of said land more particularly described therein

7. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$468,750.00
Dated: April 21, 2009
Trustor: Ayman Samaan and Cindy W. Tadros
Trustee: PRLAP, Inc.
Beneficiary: Bank of American N.A., a national banking association
Loan No.: 6260757486
Recorded: April 23, 2009 as Instrument No. 09-593482 of Official Records.

If any of the above items contain any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin or ancestry, that restriction violates State and Federal Fair Housing Laws and is omitted, unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

LEGAL DESCRIPTION:

LOTS 189 AND 190 OF TRACT NO. 12714, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 245 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Department of General Services
Asset Management Division

Searched by: Jose L. Ramirez

By _____
Jose L. Ramirez, Title Examiner

Checked by: _____

Approved by _____

Date: _____

David L. Roberts, Property Manager I